



# Bartlein & Company, Inc.

Managers of Real Property

OCTOBER, 2011  
EUCALYPTUS GROVE HOMEOWNERS ASSOC.  
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	64,595.25	7.9%	671,009.01	82.2%	816,240.00
LATE FEES	109.75	N/A	2,823.71	N/A	- 0 -
ESCROW FEE INCOME	(262.50)	N/A	- 0 -	N/A	- 0 -
OTHER INCOME	(50.00)	N/A	840.00	N/A	- 0 -
TOTAL INCOME	64,392.50	7.9%	674,672.72	82.7%	816,240.00
CLEANING & JANITORIAL	535.00	4.5%	10,045.00	83.7%	12,000.00
ELECTRIC	2,057.18	9.8%	15,962.97	76.0%	21,000.00
LANDSCAPE MAINTENANCE	5,085.00	7.9%	50,850.00	79.5%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	149.34	1.0%	8,543.30	57.0%	15,000.00
MANAGEMENT FEES	2,272.00	8.3%	22,720.00	83.3%	27,264.00
PAINTING & DECORATING	- 0 -	0.0%	3,938.00	98.5%	4,000.00
POOL MAINT & SUPPLIES	901.22	7.2%	11,993.88	96.0%	12,500.00
POOL HEATING (GAS)	459.21	4.6%	6,123.12	61.2%	10,000.00
REPAIRS & MAINTENANCE	1,643.55	3.3%	36,423.75	72.8%	50,000.00
RUBBISH REMOVAL	3,593.51	6.8%	36,246.61	68.4%	53,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	60.31	1.2%	4,663.22	93.3%	5,000.00
WATER & SEWER	3,085.51	12.3%	19,653.29	78.6%	25,000.00
INSURANCE	12,513.00	11.6%	41,017.90	38.0%	108,000.00
PEST CONTROL	- 0 -	0.0%	1,137.00	56.9%	2,000.00
PROFESSIONAL FEES	145.00	2.9%	3,742.35	74.8%	5,000.00
TELEPHONE EXPENSE	40.39	8.1%	403.36	80.7%	500.00
MISCELLANEOUS EXPENSE	108.97	3.6%	521.79	17.4%	3,000.00
OPERATING EXPENSES	32,649.19	7.8%	273,985.54	65.3%	419,764.00
RESERVE EXPENDITURES	- 0 -	0.0%	205,109.12	18.6%	1,100,950.00
TOTAL EXPENDITURES	32,649.19	2.1%	479,094.66	31.5%	1,520,714.00
CASH FLOW: Income-Expense	31,743.31	-4.5%	195,578.06	-27.8%	(704,474.00)
INCOME TAX	- 0 -	0.0%	(10.00)	0.5%	(2,000.00)
TRANSFER TO RESERVE	(31,743.31)	N/A	(245,568.06)	N/A	- 0 -
TRANSFER FROM RESERVE	- 0 -	0.0%	50,000.00	7.1%	701,474.00
OTHER TRANSACTIONS	(31,743.31)	-4.5%	(195,578.06)	-28.0%	699,474.00
CURRENT BALANCE	5,000.00		5,000.00		

**BALANCE SHEET**

SEPTEMBER 30, 2011

(Unaudited)

**EUCALYPTUS GROVES OWNERS' ASSOCIATION****ASSETS:**

Operating Account				\$5,000.00
Savings/Reserves:				
		Rate (%)		
MM	Community West Bank # 1502484	1.00	\$256,606.10	
10/6/11	CDARS/High Point B&T # 1012431631	0.20	50,000.00	
10/6/11	CDARS/High Point B&T # 1012430392	0.20	115,000.00	
11/17/11	CDARS/East West Bank # 1012629199	0.20	90,000.00	
11/17/11	CDARS/East West Bank # 1012630413	0.20	140,000.00	
10/6/11	CDARS/High Point B&T # 1012431798	0.20	60,000.00	
11/10/11	CDARS/Sovereign Bank # 1012595472	0.20	150,000.00	
11/10/11	CDARS/Sovereign Bank # 1012595723	0.20	120,000.00	
12/8/11	CDARS/Heartland Bank # 1012730795	0.15	170,000.00	
11/10/11	CDARS/Sovereign Bank # 1012596355	0.20	80,000.00	
10/13/11	CDARS/Flagstar Bank # 1012457347	0.20	60,000.00	
12/22/11	CDARS/Private Bank & Trust # 1012814352	0.15	30,000.00	
10/20/11	CDARS/Banco Popular # 1012494889	0.20	<u>30,000.00</u>	1,351,606.10
Accounts Receivable:				
Due From Unit Owners			52,920.67	
Other Receivables			<u>0.00</u>	52,920.67
<b>TOTAL ASSETS</b>				<b>\$1,409,526.77</b>
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**LIABILITIES:**

Accounts Payable	\$0.00
Prepaid Assessments	7,801.61
<b>TOTAL LIABILITIES</b>	<b>7,801.61</b>

<b>FUND BALANCES:</b>	<b>1,401,725.16</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$1,409,526.77</b>
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Prepared by:

**Bartlein  
& Company, Inc.**

Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.